

FREQUENTLY ASKED QUESTIONS

2/23 Tamar Street, Ballina

2 bedrooms | 1 bathroom | 1 car

Price Guide	Contact agent
Type and size of complex?	Townhouse – Complex of 6
Age of Property?	Strata Plan Registered 1982
Is the property Owner Occupied/Tenanted?	Owner Occupied
Why are the Owners Selling?	Relocating
What is the rental estimate?	\$550 – \$600 per week
Is there broadband or internet connection?	NBN FTTC
Gas, electric or induction oven/cooktop?	Electric both
Is there a dishwasher?	Yes – Bosch
Is the building pet friendly?	On application
Is there solar energy?	No
Where is the hot water system located? Type?	Electric – In courtyard
Automatic garage doors?	Yes
Is there any additional storage?	Under Stairs
Is there water storage?	No
Is there air conditioning?	Yes – Living + Main Bedroom
Are there ceiling fans?	Yes – Living + bedrooms
What is the aspect of the property?	East Facing Rear Courtyard
What are the Council Rates?	\$2,585pa
Who is the Strata Manager and Levies Payable?	Strata North – \$784pq
Total in Capital Works & Admin Funds?	\$9,902 as at 24/10/24
Additional Features?	<ul style="list-style-type: none">- Second living area upstairs- Downstairs powder room
Complex Recent Maintenance	<ul style="list-style-type: none">- New Roof/Skylights 1 year approx- Guttering – 3 years approx- Roller doors – 5 years approx

AGENTS

Glenn Mills 0417 696 696 Sarah Sommerfeld 0410 089 283
glennmills@mcgrath.com.au sarahsommerfeld@mcgrath.com.au

McGrath

Whilst all details in this information sheet have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Intending users must rely on their own enquiries.

* Rental estimate is prepared on comparable rental data. We reserve the right to review this figure.